
DOVER PLANNING AND ZONING COMMISSION MINUTES

AUGUST 6, 2020

CITY OF DOVER PLANNING AND ZONING COMMISSION MEETING

Dover Council Chambers
699 Lakeshore Ave., Dover, ID

P&Z COMMISSIONERS IN ATTENDANCE:

☒ Marilyn Becker ☒ Joe Gibbs ☒ Julie Reister-Keaton ☒ Susie Kubiak ☒ John Thorpe

STAFF/OTHERS IN ATTENDANCE:

☒ Clare Marley, AICP, City Planner

CALL TO ORDER/ROLL CALL:

Chair Becker called the meeting to order at 6:06 p.m.

CONSENT AGENDA:

Commissioner Gibbs moved, and Commissioner Thorpe seconded the motion, to approve the minutes of the July 22, 2020 meeting, as written. The Chair declared the motion approved on a unanimous vote.

PUBLIC COMMENT:

None. The workshop meeting was open to the public via internet-based call-in only, due to COVID-19 restrictions.

OLD BUSINESS:

Stormwater/erosion control ordinance draft: The Commission reviewed with staff the August draft of the stormwater/erosion control ordinance. Ms. Marley recapped the basics of the stormwater provisions, types of erosion control methods, and the proposed standards and exceptions to the proposed ordinance. Commissioner Kubiak suggested additional consideration should be given to the exceptions granted to landscaping, when large-scale or intensive landscaping projects on the waterfront could affect surface water (Section 9-4-6 B 3, "traditional residential uses such as landscaping..."). The group discussed whether the volume of excavation or fill might determine whether exemptions should be granted. Ms. Marley advised that she would discuss this with the city engineer and return with suggestions. After discussion, the Commission suggested that a section of the draft regarding diverting water to adjoining properties be retained. The Commission requested the draft clarify that both temporary and permanent erosion/sedimentation controls be included in the performance standards and application requirements. Discharge of run-off into public bodies of water and timing of construction also need to be addressed in the draft code, they noted. The group reviewed the distinctions between basic, minor, and major stormwater plans.

Conservation plat draft: Staff reviewed the updates to the draft conservation subdivision ordinance from the previous workshop, noting the changes to the various sections. Ms. Marley observed that a correction to Section 11-12-2 is needed so that the Residential zoning district is included. Revisions to the fire safety provisions of 11-12-4 H were discussed. The Commission discussed challenges to development of emergency escape routes in rugged terrain, and suggested language be added to state that the fire district must weigh in on fire escape designs. The group discussed the wording of the open space requirements and the inclusion of "viewsheds" in Section 11-12-5. They reached a consensus to add the viewshed

preservation to the purpose section of 11-12-1 and strike subsection 11-12-5 B 10, which refers to viewsheds as open space options.

Subdivision ordinance update draft: The Commission agreed to defer a full discussion of the draft to the September workshop. Ms. Marley gave a brief summary of the objectives of the ordinance amendment.

Announcements: Staff updated the Commission on pending files, status of the restroom AARP grant and trails grant. For the September agenda, the Commission agreed to schedule for discussion the city engineer comments on the stormwater ordinance, revisions to the conservation subdivision, and a review of the subdivision ordinance update.

MEETING ADJOURNED:

Commissioner Reister-Keaton moved to adjourn, and Commissioner Gibbs seconded the motion. The Chair declared the meeting adjourned at 7:29 p.m.



Marilyn Becker,
Dover Planning and Zoning Commission Chair